

October 6, 2022

City of Issaquah
Community Planning & Development
1775 12th Avenue NW
Issaquah, WA 98027

Parkland Heights Preliminary Plat Narrative

The proposed Parkland Heights project is located at 4929 Issaquah-Pine Lake Road SE in Issaquah, WA, on one parcel in the SF-SL (Single Family – Small Lot) zone. The existing detached single-family house will be demolished, and a new subdivision will be developed. The project proposes 23 detached-single family dwelling units and a private road through the site. The proposed development is summarized by the following characteristics and narrative:

Property Location:	4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029
Parcel Number:	2224069039
Property Zoning:	SF-SL
Proposed Zoning:	SF-SL
Property Area:	232,555 SF (5.34 AC)

Proposed Residential Lots:	23
Lot Size Range:	6,004 square feet – 7,910 square feet

Provided Open Space	39,640 square feet
---------------------	--------------------

Project Type:	Preliminary Plat
---------------	------------------

Site Description

The site currently contains a detached single-family house, tennis court, and outbuildings, which will be demolished. The site slopes downward from south to north with steep slopes along the site's northern and eastern boundaries along SE 48th St and Issaquah Pine Lake Road. The surrounding development is as follows:

- North: Apartment Multi-Family Dwelling – SE 48th St (City of Sammamish R-12 zone)
- East: Single Family Residential – Issaquah-Pine Lake Rd SE (City of Sammamish R-4/R-6 zone)
- South: Church/Welfare/Religious Service – SF-SL zone
- West: Single Family Residential – SF-SL zone

Project Elements

Water and Sewer Utilities:

Sammamish Plateau Water District will provide the existing site with water and sewer utilities. The proposed development will connect to the existing water and sewer mains within the adjacent 236th Ave SE right-of-way. Main extensions will be constructed within the proposed internal private roads to extend water and sewer services to the individual lots.

Stormwater Detention:

An existing farm stock pond is located in the northern portion of the site. This pond is man-made, has been lined with bentonite, and has been used as a stock/irrigation pond. This pond was investigated by Louis Emehiser with Acre Environmental, who determined that it was not a wetland and the conclusion is that it is non-regulated. This farm pond will be filled as part of this project. Please see the documentation provided Acre Environmental as a part of the submittal package documents for more information regarding the site investigation and analysis that has been performed.

Onsite stormwater runoff will be collected and conveyed through a network of catch basins, yard drains and closed pipe to a concrete stormwater detention vault located in the northeast corner of the site. Detained flows will be treated and discharged at mitigated rates. Downstream of detention, a water

quality treatment unit will treat mitigated, discharged stormwater prior to it flowing into the existing City of Issaquah collection and conveyance system near the intersection of Issaquah Pine Lake Road SE and SE 48th St.

Frontage Improvements:

Frontage improvements along Issaquah Pine Lake Road SE will be constructed as part of this project. 20' of ROW has recently been deeded to the City along Issaquah Pine Lake Road. Frontage improvements will be constructed within this ROW area to the ROW section as previously recommended by the City of Issaquah.

Access/Streets/Parking:

All 23 proposed lots will take access from the proposed private road that runs through the property within Tract 999 and ends in a cul de sac. The private road will have a 45-foot section with a 22-foot drive surface. Three shared access drives with 25-foot tracts will also be constructed to provide lots 3-5 (Tract 998), 13-14 (Tract 997) and 17-19 (Tract 996) with access to the private road.

Each home will provide 4 parking stalls: two stalls in each lot's driveway and two stalls in each home's garage. A total of 92 parking stalls is proposed for the development, which exceeds the required 46 parking stalls (2 per single family home) for the development (Table 18.09.050).

Pedestrian Access:

The project proposal includes pedestrian access via connection to 236th Ave SE in two different locations. Access is provided via Drive A, a private connection to 236th Ave SE. Sidewalk on both sides of this entrance location provides access for pedestrians and school children to the main local access street, 236th Ave SE. An additional connection is provided for pedestrian routing via a sidewalk extension of Tract 996 sidewalk across lot 19 within a pedestrian access easement. This provides a secondary access for pedestrians out to 236th Ave SE.

Steep Slopes:

The Geotechnical Report for the project site, prepared by the Riley Group, identifies onsite slopes that are greater than 40% along the project's boundaries with Issaquah-Pine Lake Road and SE 48th St. The area is identified as a steep slope, per their topography and their vertical drop requirements. However, the Riley Group has prepared an additional letter clarifying the steep slope areas along SE 48th St and Issaquah Pine Lake Road are manmade as the result of legal grading activities and should not be considered critical areas. Please see the recommendation from the Geotechnical Engineer in their Geotechnical Slope Letter to verify soil stability and the designation of the steep slopes.

Open Space Areas and Tree Retention:

Proposed open space areas include 994, a total of 39,640 SF. Tract 995 will contain recreational amenities that are depicted on the landscape plans. Tract 994 is intended to provide retention of onsite existing significant trees. Per City tree retention code, [IMC 18.12.1385\(A\)\(1\)](#), 30% of the onsite significant tree DBH is required for retention, which is 383". The proposed retained DBH is 513", which exceeds City requirements.

Additionally, the site is required to meet native vegetation requirements in IMC 18.07.050C. Approximately 40,000 SF of native vegetation exists onsite. The project proposes to retain more than 30% of the existing native vegetation by leaving the northerly portion of the site undisturbed as well as Tract 994 (Tree Retention and Open Space Tract). The combination of these two areas is greater than 30% of the site's existing native vegetation and thereby meets the requirements of IMC 18.07.050C. Please see the landscape plans for additional detail and calculations.

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Abbott', with a long horizontal flourish extending to the right.

Tom Abbott, PE
Project Manager
LDC, Inc.